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VILLAGE OF COLD SPRING PLANNING BOARD
85 MAIN STREET, COLD SPRING, NEW YORK 10516
Workshop meeting for Scenic Hudson Foundry Preserve

October 18, 2011

Present: Chairman: Joseph Barbaro; **Members:** Joseph Immorlica, Arne Saari, Placito Sgro, Richard Weissbrod and Planning Board consultant; Rob Cameron, Putnam Engineering

Present for the applicant: Rita Shaheen; director of Parks, Darlene Montgomery Mathews Nielsen,

J. Barbaro opened meeting at 7:39 p.m.

J. Immorlica noted the following:

- Site plan number T003 should be signed and not just stamped by a surveyor.
- A new survey should be presented to the board and signed by Badey and Watson.
- A reference to a typographical error; A100 should be A101.
- Final submission of A303 and A304 has not been submitted in packet.
- Site plan number T004 should have a total of three signatures.

Referencing the memorandum dated October 13, 2011 by Rob Cameron, Putnam Engineering,

J. Immorlica noted that revisions to the memorandum dated October 13, 2011 by Rob Cameron, Putnam Engineering need to be made regarding site plan numbers and site plan labeling on the memorandum only.

J. Barbaro noted to the applicant that in his opinion a performance bond should be done due to safety issues if the project becomes abandon. **J. Immorlica** and **A. Saari** agreed. **R. Weissbrod** noted in his opinion the performance bond should be waived. **P. Sgro** noted the applicant Mr. Steve Rosenberg, previously noted if the project becomes abandoned the property will be closed up. **P. Sgro** also noted that in his opinion the property should be policed by the applicant.

Rita Shaheen noted if a performance bond is required Scenic Hudson may not be able to do all the construction they are proposing due to possible lack of funds. **J. Barbaro** asked the applicant for all structures being proposed to be itemized to determine the amount of the bond. Rita Shaheen asked who can overrule the decision requiring a performance bond. **J. Barbaro** answered Scenic Hudson can appeal to the Mayor of Cold Spring.

Darlene Montgomery noted the Army Corp. of Engineers doesn't need to be involved in this project.

J. Barbaro reviewed the following list of items that need to be brought to the attention of other Village entities.

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- Concern over plow truck being able to turn around. The Board members discussed the location of the chain and suggested moving it back far enough so the plow truck can turn around.
- A note was added in the Maintenance plan noting Trees adjacent to roadway will be kept trimmed.

J. Immorlica recommended putting in writing that there have been no changes to the site plan since the building inspector reviewed the plans he received as of 9/9/11. **J. Immorlica** also stated the newer plan dated 10/03/11 should be commented on by the building inspector before the planning board votes on the site plan since changes have been made.

J. Immorlica asked why pinning was not shown on the grass paving but were shown on other paving. Darlene answered that the grass is not pinned and noted that the paving lot will be used for turning vehicles around and that is why the lot is pinned.

Changes will not be made to the building since it has already been approved by the Historic District Review Board. The word orange will be removed from the site plan since colors are not discussed by the board.

Rob Cameron asked why a construction fence was around the building if no work is being done on the building. Darlene Montgomery acknowledged no work is being done to the building and will look into why the fence is there.

J. Immorlica noted no changes have been made to S501-S503 drawings.

J. Immorlica noted on April 26, 2011 the Board discussed Board of Health department letter he noted that changes were made to site plan numbers G204 and L525 and **J. Immorlica** suggested the Board of Health should review the changes. Rob Cameron noted the only change is a pipe and therefore does not need a new review.

Rita Shaheen will note in a memo that no changes have been made to the composting toilets.

The Board reviewed the draft resolution

Rita Shaheen noted that the attorney George Rodenhausen made changes to the draft resolution and noted he will work with the Village Attorney, Mr. Steve Gaba regarding the resolution.

J. Barbaro read Rob Cameron's draft resolution and suggested to the Board members to read Mr. Rodenhausen's version of the resolution at another workshop meeting. A change was noted regarding the consultant; The resolution should be written as "Village Consultant Engineer" instead of "Town Consultant Engineer".

J. Immorlica noted that the building permit is only good for 6 months and since Scenic Hudson estimated building should take about 1 year. The Building permit will have to be extended in three month periods per code.

J. Barbaro noted he and **J. Immorlica** will not be present at the regular meeting and the regular meeting and suggested changing the date to October 15, 2011.

Rita Shaheen proposed a workshop meeting for Scenic Hudson on Tuesday, November 8, 2011.

J. Barbaro noted that all drawings must be submitted to Rob Cameron by October 27, 2011 for

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his review. Rob Cameron will get memorandum back to the Board members by November 3 or November 4, 2011.

J. Barbaro will revise the Draft Resolution by combining the draft from Rob Cameron and the draft from George Rodenhausen.

The following items are still needed:

- Letter from Metro North regarding a path on the portion on the Metro North property.
- Scenic Hudson has not yet received written notice of the drainage easement from the Village.
- Estimate for the amount of the Performance bond is also needed
- Revised maintenance plan
- Memo stating page number references have not been changed.
- An extension letter is needed from Scenic Hudson. **J. Barbaro** suggested a 30 day extension. Rita Shaheen acknowledged she will say yes to an extension until November 8, 2011 but she will speak to Steve Rosenberg for an extension beyond November 8, 2011.
- Rita Shaheen will submit 1 extra set of drawings for the Village Board to review.

Rita Shaheen acknowledged an hour difference in the bill dated Sept 5 until Sept 30 from Putnam Engineering

Board Business:

- Regular monthly meeting will be Tuesday, November 15, 2011 at 7:30 P.M.
- Tentative meetings were scheduled for November 10, 2011, December 8, 2011 or November 19, 2011 for the Serrokous/ U.S. Post Office Proposal. **J. Barbaro** will contact Mr. Serrokous with the tentative dates to schedule a workshop meeting.

A. Saari moved to adjourn the meeting and **P. Sgro** seconded the motion. The meeting was adjourned at 10:58 P.M.

Joseph Barbaro, Planning Board Chairman

Date